

PB# 98-05

UNITED NATIONAL MORTGAGE

35-1-48

United National Mortgage S.P.
Rt. 32 (Scott) Formerly "Uncle Chu's" 98 - 5

Approved 4/2/98

DATE Jan 26, 1998 **RECEIPT** 340951
 RECEIVED FROM United National Mortgage
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B. 98-5

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 1188
AMOUNT PAID		CHECK	
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen

DATE January 22, 1998 **RECEIPT** ^{N U M B E R} 98-5
 RECEIVED FROM United Mortgage, LLC.
 Address 100 Executive Dr. - Brewster, N.Y. 10509
Seven Hundred Fifty 00/100 DOLLARS \$ 750.00
 FOR Site Plan Escrow

ACCOUNT		HOW PAID	
BEGINNING BALANCE	750 -	CASH	
AMOUNT PAID	750 -	CHECK	# 1189
BALANCE DUE	-0 -	MONEY ORDER	

BY Mural Mason, Secretary

DATE March 9, 1998 **RECEIPT** 341052
 RECEIVED FROM United National Mortgage, LLC
 Address _____
One Hundred 00/100 DOLLARS \$ 100.00
 FOR P.B. # 98-5

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	ck # 1304
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

3 April 1998

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mhny@att.net
- ☐ **Regional Office**
507 Broad Street
Millford, Pennsylvania 18337
(717) 296-2765
e-mail: mhpa@pld.net



MEMORANDUM

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: UNITED NATIONAL MORTGAGE SITE PLAN
FIELD COMPLETION REVIEW - 4/1/98
PLANNING BOARD APPLICATION NO. 98-5

This memorandum shall confirm our field review on the afternoon of 1 April 1998 of the subject project. Please note the following observations:

1. The dumpster enclosure is not complete. An existing dumpster enclosure appears to be in the process of being modified; however, the work remains incomplete.
2. The Applicant was to restripe the parking lot. This item has not been completed.
3. The Planning Board discussed, with the Applicant, possible improvements which could be made to the stormwater situation at the rear of the parking lot. Upon observation in the field, it appears that the catch basin is merely an inlet to a seepage pit of some type, with no outlet piping. Without a comprehensive piping installation, I see no way of modifying the current condition. The requirements of the Planning Board regarding this matter are unclear.

It is my understanding that, with regard to the drainage issue, you will contact Chairman Petro and Ron Lander to clarify this issue. Let me know if there is the need for an additional field meeting.

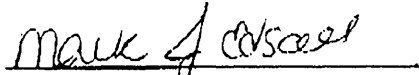
RECEIVED APR - 3 1998

United National Mortgage Memorandum Page 2

3 April 1998

With regard to the issuance of a Certificate of Occupancy, I would recommend that a site completion bond in the amount of \$875.00 be established if the Building Department is otherwise in a position to issue the Certificate of Occupancy.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEsh

cc: James Petro, Planning Board Chairman
Ron Lander, Planning Board Member

a:babcock.sh

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/31/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 98-5

NAME: UNITED NATIONAL MORTGAGE, LLC. SITE PLAN

APPLICANT: UNITED NATIONAL MORTGAGE, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/22/98	REC. CK. #1189	PAID		750.00	
01/28/98	P.B. ATTY. FEE	CHG	35.00		
01/28/98	P.B. MINUTES	CHG	36.00		
02/12/98	P.B. ENG. FEE	CHG	96.50		
04/06/98	RET. TO APPLICANT	CHG	582.50		
		TOTAL:	750.00	750.00	0.00

*Please issue a check in
the amount of \$582.50 to:*

*United Mortgage, L.L.C.
100 Executive Drive
Brewster, N.Y. 10509*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/31/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 98-5

NAME: UNITED NATIONAL MORTGAGE, LLC. SITE PLAN
APPLICANT: UNITED NATIONAL MORTGAGE, LLC

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
04/02/98	PLANS STAMPED	APPROVED
01/28/98	P.B. APPEARANCE . ADD NOTE TO PLAN " NOT TO BE USED AS DOCTOR'S OFFICE"	LA:ND WVE PH APPROVE
01/07/98	WORK SESSION APPEARANCE	SUBMIT
12/03/97	WORK SESSION APPEARANCE	REVISE & RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/31/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 98-5

NAME: UNITED NATIONAL MORTGAGE, LLC. SITE PLAN
APPLICANT: UNITED NATIONAL MORTGAGE, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/22/98	REC. CK. #1189	PAID		750.00	
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01/28/98	P.B. MINUTES	CHG	36.00		
02/12/98	P.B. ENG. FEE	CHG	96.50		
04/06/98	RET. TO APPLICANT	CHG	582.50		
		TOTAL:	750.00	750.00	0.00

AS OF: 02/12/98

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CITENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 98- 5

FOR WORK DONE PRIOR TO: 02/12/98

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
98-5	142743	01/07/98	TIME	MJF	WS SCOTT S/P RT 32	75.00	0.40	30.00			
98-5	143650	01/28/98	TIME	MCK	CL U/RVW COMMENTS	28.00	0.50	14.00			
98-5	143978	01/28/98	TIME	MJF	MC UNITED MORTGAGE	75.00	0.70	52.50			
TASK TOTAL								96.50	0.00	0.00	96.50
GRAND TOTAL								96.50	0.00	0.00	96.50

582.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/31/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 98-5

NAME: UNITED NATIONAL MORTGAGE, LLC. SITE PLAN
APPLICANT: UNITED NATIONAL MORTGAGE, LLC

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/03/98	APPROVAL FEE	CHG	100.00		
03/09/98	REC. CK. #1324	PAID		100.00	
		TOTAL:	100.00	100.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/28/98

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 98-5

NAME: UNITED NATIONAL MORTGAGE, LLC. SITE PLAN
APPLICANT: UNITED NATIONAL MORTGAGE, LLC

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/22/98	MUNICIPAL HIGHWAY	01/26/98	APPROVED
ORIG	01/22/98	MUNICIPAL WATER	01/27/98	APPROVED
ORIG	01/22/98	MUNICIPAL SEWER	/ /	
ORIG	01/22/98	MUNICIPAL FIRE	01/27/98	APPROVED

UNITED NATIONAL MORTGAGE LLC SITE PLAN (98-50 RT. 32

Mr. Rudy Scott appeared before the board for this proposal.

MR. PETRO: I believe this is the old Uncle Chu's Restaurant. Okay.

MR. SCOTT: Yes, sir, my name is Rudy Scott and I'm from the United National Mortgage, we're a mortgage banking company doing business in 32 states right now and we're looking for an office building. We saw Uncle Chu's building for sale, you know, for a long time and we contacted the owner, Michael Ti and we're in contract now to purchase it. And what we're looking to do is turn it from a restaurant into our office, so it would be turned into a regular back office operation really for a mortgage banking operation. And from what I understand, we meet pretty much most of the codes. We were obviously you see we're real ample in parking, we needed 25, we have 47, and this was actually we doubled the amount of handicapped parking that we needed, we went to four spaces because we had so many spaces. We left proper room in the front because they had parking spaces really coming closer to the entrance which we didn't need. So we moved that back at the suggestion of the engineer. Also, so you'd have free flowing traffic in and out of the property. Left the parking away from this front end of the building so you know you wouldn't have congestion here.

MR. PETRO: No changing in the front curb cut at all?

MR. SCOTT: No, everything is remaining the same, nothing actually on the exterior except for striping the parking lot really. The suggestion also from the building inspector was in the back this was already designed, you know, for handicapped access so, you know, we're just back office there anyway so we're going to make that our entrance in the back, rather than coming up in the front on the steps. And there is already a ramp there, seems to be code. There's a couple of things we have to do in the building, one is make a handicapped bathroom on the first floor but it was very easy because you have an office with a

bathroom and shower and we're going to turn that whole room into a handicapped bathroom so that that's the only thing we saw that had to be changed to meet everyone's criteria.

MR. PETRO: Office building itself is predicated on non-doctor office building?

MR. SCOTT: Oh, yes.

MR. PETRO: Can you add that to the plan proposed non-medical office bidding?

MR. SCOTT: Yes.

MR. PETRO: Also, Mark, the C zone line that goes through the property, I know you're telling me there's no concerns with regard to this proposed change in use, I know it extends more than 30 feet encroaching on the other zone by more than 30 feet which is allowed being it's pre-existing and the parking was already there, is that why there's no problem with the change of use?

MR. EDSALL: That is the way I'm looking at it.

MR. PETRO: It is more than the 30 feet?

MR. EDSALL: Yes, I'm looking at the existing condition.

MR. PETRO: And there is parking?

MR. SCOTT: Yes.

MR. LUCAS: You're not changing the appearance of the building?

MR. SCOTT: Not on the exterior, maybe the sign is nicer and, you know, the building's in really good shape, actually, there's nothing, it's the grease on the inside that is more a problem than anything, trying to get that smell out of the building.

MR. PETRO: What are you going to do with the greenhouse?

MR. SCOTT: We're going to leave it right now because we're all back office and it's heated actually and I have eaten there a couple of times and seemed to be fairly warm, so we don't feel we're going to have a problem so we're going to leave it.

MR. PETRO: We have highway approval on 1/26/98 and fire approval on 1/27/98, I'd like to take a motion for lead agency.

MR. LUCAS: Make a motion take lead agency.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the United National Mortgage site plan on Route 32. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. LANDER: Mr. Chairman, let me ask the applicant here, the dumpster in the back, Uncle Chu never kept it very tidy back there, I happen to know because my business is right next door.

MR. SCOTT: Okay.

MR. LANDER: And you would have to clean that dumpster area up.

MR. SCOTT: Right.

MR. LANDER: There was supposed to be a fence enclosure around it but if you see it, you'll know about it and also, I'd like to bring to your attention that years

ago in the ultimate wisdom of it was our town engineer at that time, the catch basin in the back is just a hole in the ground about three foot deep, the water builds up to the top of the curb.

MR. SCOTT: Where is that located?

MR. LANDER: In the north, let's see the northwest corner, there's a catch basin back there, believe it or not, northwest corner, there's a catch basin back there, it's probably full of everything, but it's only three, about three foot deep and the water from there comes over onto my father's property, which is right next door.

MR. SCOTT: To the right here?

MR. LANDER: That's right, yes, and as you can see, there's a building right there and the water comes down, hits the building and comes in and if we can straighten some of that water stands there, you can float a boat in it.

MR. SCOTT: Really?

MR. LANDER: Okay, so the--

MR. SCOTT: See, I didn't know that.

MR. LANDER: I seen a guy fishing there one a day so--

MR. SCOTT: Is it possible to bring it to the back of the property cause it looks like it's pretty vacant back there?

MR. LANDER: You can go back that way, all it does is jump the curb and over on our side.

MR. SCOTT: If I can get it to.

MR. LANDER: It just sits there, right, and there's no place for that to go because this whole thing is sitting on a ledge of shale, they said it would perc, but believe me, it doesn't.

MR. SCOTT: So that is why it's so dry in the basement.

MR. PETRO: The blacktop, the macadam, that is all pre-existing?

MR. SCOTT: Yes.

MR. PETRO: The striping is all pre-existing but you said you're going to restripe it?

MR. SCOTT: No, there's some striping there but I'm going to have to restripe so we're going to restripe it based on this plan.

MR. PETRO: You're aware that the spaces can be made at this point 9 by 19 instead of 10 by 19 that you have?

MR. SCOTT: We're fine, there is plenty of space.

MR. PETRO: I don't see anything wrong, kind of nice somebody's going to use it for a good use.

MR. LANDER: The grease was a big problem, smell is unbelievable.

MR. SCOTT: So you are happy it's gone, I assume?

MR. LANDER: Absolutely.

MR. PETRO: I'd like to see the note on the plan before it's stamped that the office building is for non-medical use because that would change the parking regulations and some of the interior for the building department.

MR. SCOTT: Okay.

MR. PETRO: As far as public hearing, gentlemen?

MR. LUCAS: Motion we waive public hearing.

MR. LANDER: Second it.

MR. PETRO: Is there any future discussion from the board members to waive the public hearing under its

discretionary judgment for the United Mortgage site plan on Route 32. If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. STENT: Motion to declare negative dec.

MR. LANDER: Second it. *

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the United National Mortgage on Route 32. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: Any concerns of any of the board members? Again, we have highway approval 1/26/98 and fire approval 1/27/98, we only have the one subject-to of adding the note to the plan for the doctors. Do you have anything else on this Mark?

MR. EDSALL: No, my only suggestion since there's nothing else to be done to the plans maybe we can hand these back in and he can put the note on the plan.

MR. SCOTT: Thank you.

MR. STENT: I make a motion we approve the United National Mortgage site plan subject to notes to be added for non-medical facility.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the United National site plan on Route 32 subject to the note mentioned be added to the plans. Mike?

MR. BABCOCK: Jim, what about the garbage dumpster, are you going to put something that the garbage dumpster has to be repaired?

MR. LANDER: Has to be repaired.

MR. BABCOCK: There is no detail on the plan, I mean we're going to be having a new fence or want us to take care of it?

MR. SCOTT: I have to come to you for a building permit cause I need to do the handicapped bathroom.

MR. BABCOCK: I want you to know what we're going to require.

MR. SCOTT: You tell me what you want me to do and I will put up a fence or whatever you'd like me to do and I will work on the drainage too.

MR. BABCOCK: That is good enough.

MR. PETRO: Any further discussion from the board members?

MR. LUCAS: Was there a flag pole there at one time?

MR. LANDER: There's a flag pole.

MR. PETRO: Is there a flag on the flag pole?

MR. LANDER: No, there's no pole, I think Tommy Chu--

MR. SCOTT: He took as much as he could out of there and the things he left I wish he did take them.

MR. PETRO: Motion has been made and seconded. Is

January 28, 1998

23

there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

RESULTS OF P.B. MEETING

DATE: January 28, 1998

PROJECT NAME: United Nat. Mortgage PROJECT NUMBER 98-5

LEAD AGENCY:

* NEGATIVE DEC:

M) LU S) LN VOTE: A 5 N 0

* M) LN S) S VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

* CARRIED: YES: ☒ NO ☐

PUBLIC HEARING: M) LU S) LN VOTE: A 5 N 0

WAIVED: YES ☒ NO ☐

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.E.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S S) A VOTE: A 5 N 0 APPR. CONDITIONALLY: 1-28-98

NEED NEW PLANS: YES NO ☒

DISCUSSION/APPROVAL CONDITIONS:

Add note to plan - "Not to be used as medical office"



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

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- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

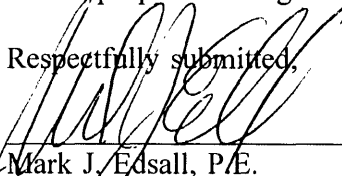
REVIEW NAME: UNITED NATIONAL MORTGAGE SITE PLAN
PROJECT LOCATION: NYS ROUTE 32
SECTION 35-BLOCK 1-LOT 48
PROJECT NUMBER: 98-5
DATE: 28 JANUARY 1998
DESCRIPTION: THE APPLICANT PROPOSES A CHANGE IN USE FROM THE
FORMER RESTAURANT TO AN OFFICE BUILDING.

1. The property is located within the C Zoning District of the Town. The proposed office use is a use permitted by right. No site changes are proposed as part of this application, although the Applicant has indicated an intent to repave and restripe the parking lot and provide proper handicapped parking spaces.

The building has certain pre-existing non-conformances which have been indicated on the zoning table of the plan.

2. I am aware of no concerns with regard to this proposed change in use.
3. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. I am aware of no reason why the Planning Board could not consider approval of this proposed change in use plan.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:UNITED.mk



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: _____

DATE PLAN RECEIVED: _____

RECEIVED

JAN 6 1998

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval ☒ _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved ☒ _____

disapproved ☐ _____

If disapproved, please list reason _____

W. James Cullen 1/26/98
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

MEMO

To: New Windsor Planning Board

From: Town Fire Inspector

Subject: United National Mortgage Site Plan

Date: 27 January 1998

Planning Board Reference Number: PB-98-5


Dated: 22 January 1998

Fire Prevention Reference Number: FPS-98-004

A review of the above referenced subject site plan was conducted on 26 January 1998.

This site plan is acceptable.

Plans Dated 12 January 1998.

A handwritten signature in black ink, appearing to read 'R. F. Rodgers', is written over a horizontal line.

Robert F. Rodgers; C.C.A.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: _____

DATE PLAN RECEIVED: _____

RECEIVED JAN 22 1998

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

United Nat'l mortgage _____ has been

reviewed by me and is approved _____

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is town water on this property

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

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45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B # 98-5

WORK SESSION DATE: 3 DEC 1997 APPLICANT RESUB.
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: Yes 1/2

PROJECT NAME: Scott S/P

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Rudy Scott

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Update ~~Chu's~~ Chu's Restaurant
Restaurant to office (change in use)
5000 = 25,000 sq ft

- Get Master plan, update survey
call out as change of use
add parking sale table



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.
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PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 98-5

WORK SESSION DATE: 7 Jan 98

APPLICANT RESUB.
REQUIRED: New Plans
fill app

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Scott slip

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Rudy Scott

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

— 10x19 4 2T' aisle

— area map

— bulk table (garage)

— encrow \$500

next wk
agenda
if plans



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 35 Block 1 Lot 48

1. Name of Project _____
2. Owner of Record MICHAEL J. TIGHE Phone 914-424-3929
Address: R2, BOX 47, MOOG RD, GARRISSON N.Y. 10524
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant UNITED NATIONAL MORTGAGE, LLC Phone 914-279-0061
Address: 100 EXECUTIVE DRIVE, BREWSTER NY 10509
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan PETER R. HUSTIS Phone 831-0100
Address: 33 HENRY ST
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney DONALD WILEN Phone 914-279-0061
90 UNITED NATIONAL MORTGAGE, LLC
Address 100 ~~RE~~ EXECUTIVE DR, BREWSTER NY 10509
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
RUDY SLOTT 914-279-0061
(Name) (Phone)
7. Project Location:
On the WEST side of ROUTE 32 _____ feet
(Direction) (Street) (No.)
_____ of _____
(Direction) (Street)
8. Project Data: Acreage .9 Zone COMMERCIAL School Dist. NEWBURGH

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No ✓

***This information can be verified in the Assessor's Office.**

***If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) Site plan change
from restaurant to office

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no ✓

12. Has a Special Permit previously been granted for this property? yes _____ no ✓

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

22 DAY OF JANUARY 19 98

[Signature]
APPLICANT'S SIGNATURE

[Signature]
NOTARY PUBLIC
MATT VANACORO
Notary Public, State of New York
No. 01VA5042922
Qualified in Putnam County
Term Expires May 1, 1999

DONALD WILSON
Please Print Applicant's Name as Signed

TOWN USE ONLY:
RECEIVED JAN 22 1998

DATE APPLICATION RECEIVED

98 - 5
APPLICATION NUMBER

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

98 - 5

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

MICHAEL J. TIGHE, deposes and says that he resides
(OWNER)

at R2, BOX 47, MOOG RD GARRISON NY in the County of PUTNAM
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 35 Block 1 Lot 48)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

100 EXECUTIVE DRIVE
UNITED NATIONAL MORTGAGE, LLC BREWSTER NY 10509
(Applicant Name & Address, if different from owner)

100 EXECUTIVE DR
WILLIAM R. SCOTT, C/O UNITED NATIONAL MORTGAGE, LLC BREWSTER NY 10509
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 1/22/98

[Signature]
Witness' Signature

[Signature]
Owner's Signature Michael J Tighe

[Signature]
Applicant's Signature if different than owner

X William R Scott
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

PROJECT I.D. NUMBER

617.21

Appendix C

98-5

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>UNITED NATIONAL MORTGAGE, LLC</u>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <u>NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>MAP PROVIDED</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY:	
7. AMOUNT OF LAND AFFECTED: Initially <u>9</u> acres Ultimately <u>9</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>UNITED NATIONAL MORTGAGE, LLC</u>	Date: <u>1/22/98</u>
Signature: <u>[Signature]</u> CEO	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

5-18-5

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	

Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

Date	

2001/02/27

"XX"

98-5

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

PROPERTY IS NOT IN FLOOD ZONE.


CEO

United National Mortgage, LLC

98-56

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLIST

ITEM

1. ☒ Site Plan Title
2. ☒ Applicant's Name(s)
3. ☐ Applicant's Address
4. ☒ Site Plan Preparer's Name
5. ☒ Site Plan Preparer's Address
6. ☒ Drawing Date
7. ☒ Revision Dates
8. ☒ Area Map Inset
9. ☐ Site Designation
10. ☐ Properties within 500' of site
11. ☒ Property Owners (Item #10)
12. ☐ Plot Plan
13. ☒ Scale (1" = 50' or lesser)
14. ☒ Metes and Bounds
15. ☒ Zoning Designation
16. ☒ North Arrow
17. ☐ Abutting Property Owners
18. ☐ Existing Building Locations
19. ☐ Existing Paved Areas
20. ☐ Existing Vegetation
21. ☐ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. _____ Landscaping
23. _____ Exterior Lighting
24. _____ Screening
25. _____ Access & Egress
26. _____ Parking Areas
27. _____ Loading Areas
28. _____ Paving Details (Items 25 - 27)
29. _____ Curbing Locations
30. _____ Curbing through section
31. _____ Catch Basin Locations
32. _____ Catch Basin Through Section
33. _____ Storm Drainage
34. _____ Refuse Storage
35. _____ Other Outdoor Storage
36. _____ Water Supply
37. _____ Sanitary Disposal System
38. _____ Fire Hydrants
39. _____ Building Locations
40. _____ Building Setbacks
41. _____ Front Building Elevations
42. _____ Divisions of Occupancy
43. _____ Sign Details
44. _____ Bulk Table Inset
45. _____ Property Area (Nearest 100 sq. ft.)
46. _____ Building Coverage (sq. ft.)
47. _____ Building Coverage (% of total area)
48. _____ Pavement Coverage (sq. ft.)
49. _____ Pavement Coverage (% of total area)
50. _____ Open Space (sq. ft.)
51. _____ Open Space (% of total area)
52. _____ No. of parking spaces proposed
53. _____ No. of parking spaces required

98-5

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. 1/18 Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
55. 1/18 A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: *Pat R. Huston* 1/22/98
Licensed Professional Date